

**Grantee: State of Utah**

**Grant: B-08-DN-49-0001**

**January 1, 2010 thru March 31, 2010 Performance Report**

**Grant Number:**  
B-08-DN-49-0001

**Grantee Name:**  
State of Utah

**Grant Amount:**  
\$19,600,000.00

**Grant Status:**  
Active

**QPR Contact:**  
No QPR Contact Found

**Disasters:**  
**Declaration Number**  
NSP

**Plan Description:**

**Recovery Needs:**

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$19,600,000.00
Total CDBG Program Funds Budgeted	N/A	\$19,600,000.00
Program Funds Drawdown	\$866,642.26	\$12,697,281.58
Obligated CDBG DR Funds	(\$1,787,294.68)	\$16,586,361.61
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Obligation Date:**

**Award Date:**

**Contract End Date:**

**Review by HUD:**  
Submitted - Await for Review

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$2,940,000.00	\$0.00
Limit on Admin/Planning	\$1,960,000.00	\$0.00
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$4,900,000.00	\$5,845,258.39

## Overall Progress Narrative:

Contract with Utah Center for Affordable Housing has been amended to award them the balance of the funds. A bid has been submitted to purchase a property, that if accepted will obligate the remaining NSP funds available. Properties that need rehabilitation have begun the process. One single family home has been sold to qualified home buyers. The Condo property in Provo will be 100% occupied on May 1st to qualified renters (about 75% of the units will be used to house 50% or less AMI and the remaining units will be used to house LMML qualified renters.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$19,600,000.00	\$0.00
G-1, Acquisition & Rehab	\$0.00	\$0.00	\$0.00
G-2, Land Banks/Trusts	\$250,000.00	\$0.00	\$4,389,428.00
G-3, Redevelopment	\$0.00	\$0.00	\$629,728.36
G-5, UCAH Admin	\$87,495.33	\$0.00	\$90,056.00
UT-G-Adm, State NSP Admin	\$26,782.96	\$0.00	\$122,361.61
UT-G1, Acquisition & Rehabilitate	\$502,363.97	\$0.00	\$7,465,707.61

## Activities

**Grantee Activity Number:** UT-G-Adm

**Activity Title:** NSP-Administration

**Activity Category:**

Administration

**Project Number:**

UT-G-Adm

**Projected Start Date:**

10/01/2008

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

State NSP Admin

**Projected End Date:**

09/30/2013

**Responsible Organization:**

The State of Utah, Department of Community & Culture,

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

Total Projected Budget from All Sources

N/A

\$392,000.00

Total CDBG Program Funds Budgeted

N/A

\$392,000.00

Program Funds Drawdown

\$26,782.96

\$122,361.61

Obligated CDBG DR Funds

(\$1,787,294.68)

\$122,361.61

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**

**Performance Measures**

No Performance Measures found.

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

**Other Funding Sources****Amount**

No Other Funding Sources Found

Total Other Funding Sources

<b>Grantee Activity Number:</b>	<b>UT-G1 Huntington Condos, Provo 25%</b>
<b>Activity Title:</b>	<b>Huntington Condos, Provo</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

UT-G1

**Project Title:**

Acquisition &amp; Rehabilitate

**Projected Start Date:**

03/01/2009

**Projected End Date:**

07/31/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Utah Center for Affordable Housing

**Overall****Jan 1 thru Mar 31, 2010****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$5,000,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$5,000,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$5,000,000.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$3,000,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

a. The state intends to develop a program that provides permanent housing for people that fall below the 120 percent average medium income level. a. Planned Activities: i. Identify potential sites; ii. Negotiate for purchase of property below market value at least 5 percent with an average of 15 percent. iii. Purchase single-family homes in locations that can best serve the needs of low income families, i.e., close to public transportation corridors, health services, shopping options, food pantries, work opportunities and that contribute to neighborhood stabilization. iv. Rent/lease/sell to families including homeless families that fall below the 120 percent average median income. Housing Related Activities: Tenure of Beneficiaries - permanent Duration or Term Assistance - Income eligible households may rent or purchase the units after completing homebuyer counseling and after securing private sector fixed rate mortgages. Proceeds from the sale of units will be considered program income and can revolve for the purchase of other units. Thereafter, proceeds shall be used for other NSP-eligible activities including redevelopment under eligible use E. Design of the Activity - Rent or mortgage will not exceed 30 percent of the family's adjusted gross income. In addition, the Division of Housing and Community Development has adopted HUD's recapture provisions for properties assisted. Acquisition Activities: Discount Rate - 5 percent minimum and an average of at least 15 percent depending on negotiations. The lower the AMI target the higher discount rate requested. Financing Activities: NA Total Budget: The initial budget is set at \$3 million in NSP funds. Effort will be made to leverage wherever possible with other sources including individual development accounts (IDAS), local government community development funds, neighborhood initiatives, and local lending institutions. HCD currently has excellent relationship with partners in government, non-profit and private sectors to leverage available funds at a high level. for example, for single-family projects, our housing loan fund leveraged \$3.24 for every \$1.00 they invested in FY2008. Performance Measures: The goal is to rehabilitate and make available approximately 15-25 homes with the initial \$3 million and purchase additional units from program income as the units are sold.

**Location Description:**

The state will target limited funding to the area of greatest need within the parameters of the program.

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>UT-G1- Single Family Residences</b>
<b>Activity Title:</b>	<b>Single Family Residences</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

UT-G1

**Projected Start Date:**

03/01/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition &amp; Rehabilitate

**Projected End Date:**

07/31/2013

**Responsible Organization:**

Utah Center for Affordable Housing

**Overall**
**Jan 1 thru Mar 31, 2010**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,144,731.51
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,144,731.51
<b>Program Funds Drawdown</b>	\$502,363.97	\$1,144,731.51
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**
**Location Description:**
**Activity Progress Narrative:**
**Performance Measures**

No Performance Measures found.

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

**Other Funding Sources**
**Amount**

No Other Funding Sources Found

Total Other Funding Sources

<b>Grantee Activity Number:</b>	<b>UT-G2Land Banks/Trusts - 2400 S 3463 W, WVC</b>
<b>Activity Title:</b>	<b>UT-G2Land Banks/Trusts - 2400 S 3463, WVC</b>

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

G-2

**Projected Start Date:**

12/01/2008

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Land Banks/Trusts

**Projected End Date:**

07/31/2018

**Responsible Organization:**

Utah Center for Affordable Housing

**Overall**
**Jan 1 thru Mar 31, 2010**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$101,587.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$101,587.00
<b>Program Funds Drawdown</b>	\$101,587.00	\$101,587.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**
**Location Description:**
**Activity Progress Narrative:**
**Performance Measures**

No Performance Measures found.

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found



**Other Funding Sources****Amount**

No Other Funding Sources Found

Total Other Funding Sources

**Grantee Activity Number: UT-G2Land Banks/Trusts - Midvale****Activity Title: UT-G2Land Banks/Trusts - Midvale****Activity Category:**

Land Banking - Acquisition (NSP Only)

**Activity Status:**

Planned

**Project Number:**

G-2

**Project Title:**

Land Banks/Trusts

**Projected Start Date:**

12/01/2008

**Projected End Date:**

07/31/2018

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Utah Center for Affordable Housing

**Overall****Jan 1 thru Mar 31, 2010****To Date****Total Projected Budget from All Sources**

N/A

\$3,004,970.00

**Total CDBG Program Funds Budgeted**

N/A

\$3,004,970.00

**Program Funds Drawdown**

\$0.00

\$3,004,970.00

**Obligated CDBG DR Funds**

\$0.00

\$6,732,000.00

**Expended CDBG DR Funds**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Activity Description:**

a. The state will target limited funding the area of greatest need within the parameters of the program. b. Planned Activities: i. Identify potential sites; ii. Negotiate for purchase of property below market value by 15 percent iii. Purchase property in locations that can best serve needs of low income individuals, i.e., close to public transportation corridors, health services, shopping options, food pantries, work opportunities and that contribute to neighborhood stabilization; iv. Hold property until appropriate partners are identified. v. Work with developers to create housing opportunities using land to provide housing opportunities to individuals making below 120 percent of area median income; vi. Priority consideration will be given to land acquisitions that stabilize surrounding neighborhoods and that are sustainable. Housing Related Activities: Tenure of Beneficiaries - Unknown; however, owners/renters will be able to participate in NSP effort as long as income is less than 120 percent of average median income. Duration or Term of Assistance - Land acquired will be redeveloped within the 10-year requirement. Description of Design of Activity - Rent or mortgage will not exceed 30 percent of the family's adjusted gross income. Acquisition Activities: Discount Rate - At least 15 percent depending on negotiations. The lower the AMI target the higher the discount rate requested. Financing Activities: Range of Interest Rates - NA Total Budget: The initial budget is set at \$9,640,000. Acquisitions will be grouped either geographically depending upon communities and neighborhood prioritized for long-term redevelopment. Effort will be made to leverage wherever possible for land purchase and long-term development. Development projects may rely on NSP funds, Olene Walker Housing Loan Fund, LIHTC program, Community Reinvestment Act funds from financial partners, private activity bonds, etc. HCD currently has excellent relationships with partners in governmental, non-profit and private sectors to leverage available funds at a high level. for example, for single-family projects, our housing loan fund leverage \$3.24 for every \$1 they invested in FY2008. Performance Measures: Properties will not be land banked for more than 10 years. The goal is to set up long term land trust properties to provide affordable housing indefinitely. Outcome will be measured by number of low-income housing projects created.

**Location Description:**

The majority of need exists in Salt Lake metro area, Provo, Ogden, Layton-Clearfield area, St. George and surrounding

communities. These individual jurisdictions have indicated certain redevelopment and stabilization areas as possible vacant land or demolished property sites.

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>UT-G2Land Banks/Trusts - Saratoga Springs</b>
<b>Activity Title:</b>	<b>UT-G2Land Banks/Trusts - Saratoga Springs</b>

**Activity Category:**

Land Banking - Disposition (NSP Only)

**Project Number:**

G-2

**Projected Start Date:**

12/01/2008

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Land Banks/Trusts

**Projected End Date:**

07/31/2018

**Responsible Organization:**

Utah Center for Affordable Housing

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$159,057.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$159,057.00
<b>Program Funds Drawdown</b>	\$148,413.00	\$159,057.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**

**Performance Measures**

No Performance Measures found.

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

<b>Other Funding Sources</b>	<b>Amount</b>
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>UT-G5 UCAH Amin</b>
<b>Activity Title:</b>	<b>UCAH ADmin</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

G-5

**Project Title:**

UCAH Admin

**Projected Start Date:**

09/24/2009

**Projected End Date:**

09/15/2010

**National Objective:**

N/A

**Responsible Organization:**

Utah Center for Affordable Housing

**Overall**
**Jan 1 thru Mar 31, 2010**
**To Date**

**Total Projected Budget from All Sources**

N/A

\$397,606.00

**Total CDBG Program Funds Budgeted**

N/A

\$397,606.00

**Program Funds Drawdown**

\$87,495.33

\$90,056.00

**Obligated CDBG DR Funds**

\$0.00

\$0.00

**Expended CDBG DR Funds**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Activity Description:**

Administration

**Location Description:**

1 S Main Street, #1450, Salt Lake City, UT 84010

**Activity Progress Narrative:**
**Performance Measures**

No Performance Measures found.

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found  
Total Other Funding Sources

